

ACCEPTED WITH COMMENTS

An additional study will be required upon selection of tenant.

22 July 2021

TO: City of Scottsdale

FROM: Paul E. Basha, PE, PTOE, Summit Land Management

RE: Traffic Statement for 8705 East McDowell Road

Clayton Companies intends to renovate an existing abandoned building at the referenced address, west of Pima Road. The property owner would like to rezone the property from the existing C-4 to C-3. The property consists of approximately 5.64 acres with a single shared access to McDowell Road. The existing building consists of approximately 29,150 square feet separated into a first floor of approximately 17,000 square feet and a mezzanine of approximately 12,150 square feet. **Figure 1** provides a site plan. The building exterior will not be re-constructed.

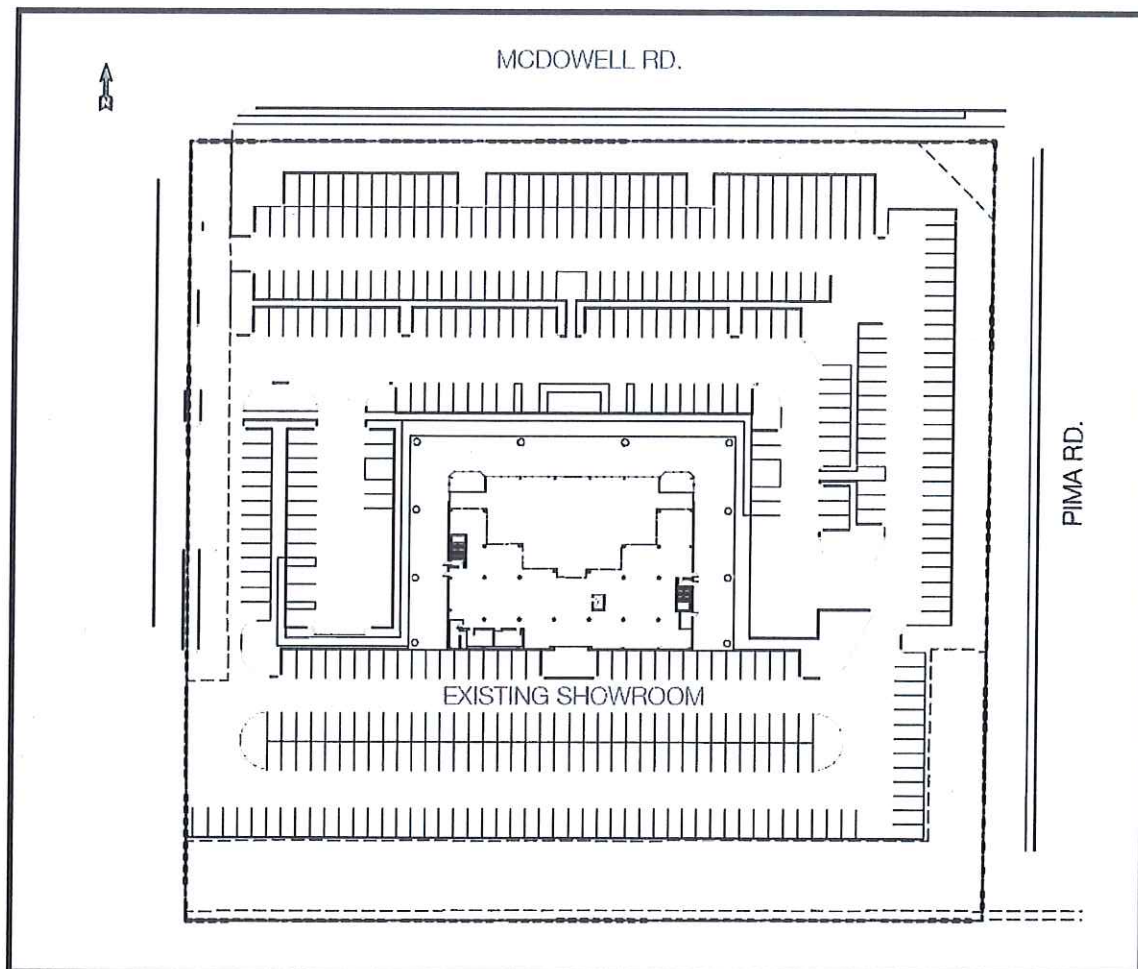


Figure 1: Existing Building and Parking at 8705 East McDowell Road

Figure 2 provides an aerial photograph of the existing property.

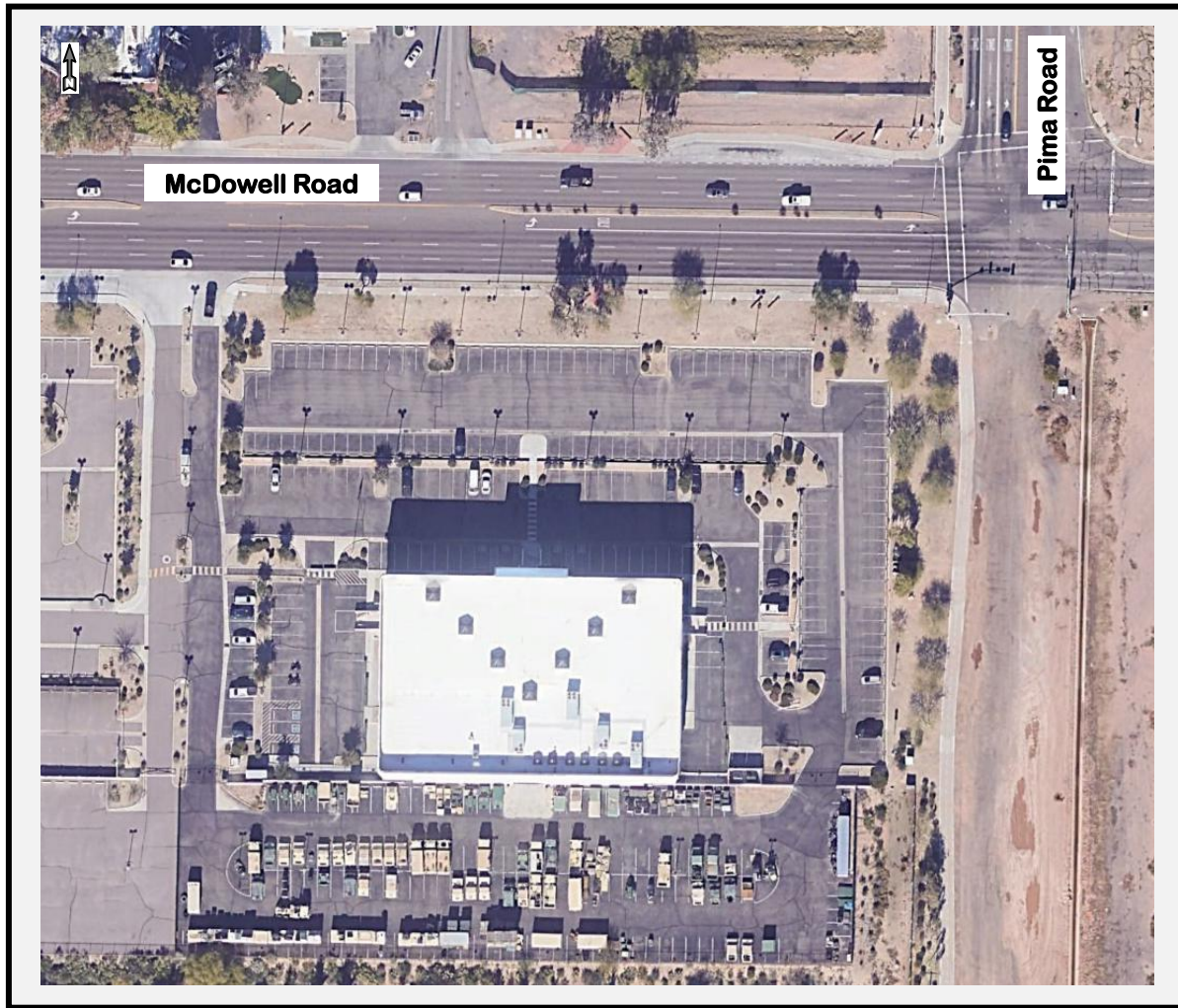


Figure 2: Site Aerial Photograph

The City of Scottsdale Zoning Ordinance was examined for permitted uses. **Table 1** provides those land uses allowed in the C-4 zoning district and not allowed in the C-3 zoning district. **Table 2** provides the land uses allowed in the C-4 zoning district and not allowed in the C-3 zoning district. **Table 3** lists those land uses allowed in both C-4 and C-3 zoning districts.

Table 1: Land Uses Allowed in C-4 and Not Allowed in C-3

Appliance sales	Recyclable material collection center
Arts and craft production	Scientific research and development
Building material and garden sales	Swimming pool sales, including display pools only and including construction equipment storage
Farm supply sales	Towing service
General and specialty trade contractors	Utility service yard
Light manufacturing	Vehicle emissions testing facility
Multimedia production with communication tower equal to or less than 100 feet in height	Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage
Multimedia production with communication tower over 100 feet in height*	Vehicle repair

Table 2: Land Uses Allowed in C-3 and Not Allowed in C-4

Auction sales	Pawnshop
Bar*	Personal care service
Bowling alley	Place of worship
Bus station, excluding overnight parking and storage of buses*	Plant nursery
Civic and social organization	Pool hall*
Community buildings and recreational facilities not publicly owned*	Residential health care facility
Courier and messenger	Restaurant, excluding drive-through restaurant and excluding drive-in restaurant
Cultural institution	Restaurant, including drive-through restaurant and including drive-in restaurant
Day care center with drop off or outdoor play area within 100 feet of a residential district	Retail
Financial institution	Sports arena*
Funeral home and funeral services*	Teen dance center*
Game center	Theater
Gun shop	Travel accommodation
Health and fitness studio	Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district
Live entertainment*	Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district*
Medical and diagnostics laboratory	Vehicle repair, located more than 150 feet from a residential district
Miniature golf course*	Vehicle repair, located 150 feet or less from a residential district*
Office	

Table 3: Land Uses Allowed in Both C-4 and C-3

Big box*	Outdoor sales display area*
Carwash*	Repair and maintenance
Day care center with drop off or outdoor play area farther than 100 feet from a residential	Seasonal art festival*
Educational service, elementary and secondary school	Swimming pool sales, including display pools only, but excluding construction equipment storage
Educational service, other than elementary and secondary school	Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building
Equipment sales, rental, and storage**	Vehicle storage adjacent to residential districts**
Furniture and home furnishing sales	Vehicle storage not adjacent to residential districts**
Gas station*	Veterinary and pet care service
Internalized community storage	Wholesale, warehouse and distribution
Multimedia production without communication tower	Wireless communications facility, Type 1, 2, and 3
Municipal use	Wireless communications facility, Type 4*

Trip generation was estimated for the 8705 East McDowell Road building through the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*, published in 2017. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2016, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 176 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

The land uses allowed in the C-3 district and not allowed in the C-4 district, as listed in **Table 2**, were examined to determine those that would be feasible in the existing 29,150-square-foot building. While the land uses of Restaurant, Variety Store, Financial Services, Day Care, and Automobile Sales of used vehicles are allowed in C-3 zoning districts; each of these uses have much smaller building areas than 29,100 square feet. Also, the land uses of Recreational Community Center, Shopping Center, and Convenience Market are allowed in C-3 zoning districts; each of these land uses require much larger buildings than 29,100 square feet. Therefore, the trip generation for these eight (8) land uses was not determined.

The land uses of General Office, Medical Office, Health Fitness Club, Athletic Club, Church, Supermarket, and Automobile Sales of new vehicles are all allowed by C-3 zoning and have building areas compatible with 29,150 square feet. The trip generation for these seven (7) land uses was determined.

The **Attachment** to this letter report provides the complete trip generation calculations. The summary of the estimated trip generation for these seven (7) potential and feasible land uses is provided in **Table 4**.

Table 4: Potential C-3 Land Uses Trip Generation Summary

	LAND USE						
	Office	Medical Office	Fitness Club	Athletic Club	Church	Supermarket	Auto Sales (New)
WEEKDAY DAILY	321	1,032	NA	NA	203	3,279	812
AM PEAK HOUR STREET	54	81	38	92	10	111	55
PM PEAK HOUR STREET	35	101	105	183	15	301	74
SATURDAY DAILY	64	250	NA	NA	175	5,178	1,523
PEAK HOUR GENERATOR	15	93	93	251	81	379	154
SUNDAY DAILY	20	41	NA	NA	805	NA	633
PEAK HOUR GENERATOR	6	9	NA	NA	302	4,853	NA

The land uses allowed in the C-4 district and not allowed in the C-3 district, as listed in **Table 1** were also examined to determine those that would be feasible in the existing 29,150-square-foot building. There were no land uses allowed in C-4 and disallowed in C-3 that would be feasible for a 29,150 square-foot building.

The land uses allowed in both the C-3 and C-4 zoning districts, as listed in **Table 3**, were not examined for trip generation. As these land uses are allowed in both zoning districts there is no distinction in their trip generation characteristics.

The City of Scottsdale criteria for a Traffic Impact Statement includes a requirement to provide the current traffic volume on the adjacent streets. The 2018 Traffic Volume and Collision Report, the most current, was referenced. The daily traffic volume on McDowell Road, west of Pima Road; is 30,900 vehicles; ranking 74th highest of the 323 segments in the City. The daily traffic volume on Pima Road, north of McDowell Road; is 3,600 vehicles; ranking 287th highest of the 323 segments in the City.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this topic.


Attachment: Trip Generation Calculations



Attachment A


PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE							
PARCEL		ENTIRE							
ITE LAND USE CATEGORY AND CODE		GENERAL OFFICE - 710							
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET							
SIZE		29.15							
				ENTERING		EXITING		TOTAL	
WEEKDAY DAILY				50%		50%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		66	5	171	1,300				
MINIMUM RATE	LOW RATES ACCEPTABLE	2.71			40	39	79		
AVERAGE RATE		9.74			142	142	284		
MAXIMUM RATE	HIGH RATES SUSPECT	27.56			402	401	803		
STANDARD DEVIATION		5.15							
EQUATION: LN(T) = 0.97 * LN(X) + 2.50		R ² = 0.83			161	160	321		
LARGEST OF AVERAGE OR EQUATION					161	160	321		
AM PEAK HOUR ADJACENT STREET				86%		14%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		35	5	117	511				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.37			9	2	11		
AVERAGE RATE		1.16			29	5	34		
MAXIMUM RATE	HIGH RATES SUSPECT	4.23			106	17	123		
STANDARD DEVIATION		0.47							
EQUATION: T = 0.94 * (X) + 26.49		R ² = 0.85			46	8	54		
LARGEST OF AVERAGE OR EQUATION					46	8	54		
AM PEAK HOUR GENERATOR				88%		12%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		228	5	209	2,408				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.57			15	2	17		
AVERAGE RATE		1.47			38	5	43		
MAXIMUM RATE	HIGH RATES SUSPECT	4.93			127	17	144		
STANDARD DEVIATION		0.60							
EQUATION: LN(T) = 0.88 * LN(X) + 1.06		R ² = 0.84			49	7	56		
LARGEST OF AVERAGE OR EQUATION					49	7	56		
PM PEAK HOUR ADJACENT STREET				18%		82%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		32	5	114	511				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.47			3	11	14		
AVERAGE RATE		1.15			6	28	34		
MAXIMUM RATE	HIGH RATES SUSPECT	3.23			17	77	94		
STANDARD DEVIATION		0.42							
EQUATION: LN(T) = 0.95 * LN(X) + 0.36		R ² = 0.86			6	29	35		
LARGEST OF AVERAGE OR EQUATION					6	29	35		
PM PEAK HOUR GENERATOR				18%		82%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		243	5	205	2,408				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.49			3	11	14		
AVERAGE RATE		1.42			7	34	41		
MAXIMUM RATE	HIGH RATES SUSPECT	6.20			33	148	181		
STANDARD DEVIATION		0.61							
EQUATION: T = 1.10 * (X) + 65.39		R ² = 0.82			17	80	97		
LARGEST OF AVERAGE OR EQUATION					17	80	97		

Checked by: PEB 7/12/2021




PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		GENERAL OFFICE - 710						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		29.15						
				ENTERING		EXITING		SUM
SATURDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	28	94	183			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.24		18		18		36
AVERAGE RATE		2.21		32		32		64
MAXIMUM RATE	HIGH RATES SUSPECT	7.46		109		108		217
STANDARD DEVIATION		1.70						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				32		32		64
PEAK HOUR GENERATOR				54%		46%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	28	82	183			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.30		5		4		9
AVERAGE RATE		0.53		8		7		15
MAXIMUM RATE	HIGH RATES ACCEPTABLE	1.57		25		21		46
STANDARD DEVIATION		0.52						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				8		7		15
SUNDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	28	94	183			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.19		3		3		6
AVERAGE RATE		0.70		10		10		20
MAXIMUM RATE	HIGH RATES SUSPECT	3.05		45		44		89
STANDARD DEVIATION		0.77						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				10		10		20
PEAK HOUR GENERATOR				58%		42%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	28	82	183			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.11		2		1		3
AVERAGE RATE		0.21		3		3		6
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.68		12		8		20
STANDARD DEVIATION		0.24						
EQUATION: NOT PROVIDED		NA		NA		NA		NA
LARGEST OF AVERAGE OR EQUATION				3		3		6

Checked by: PEB 7/12/2021



PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		MEDICAL-DENTAL OFFICE BUILDING - 720						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		29.15						
				ENTERING		EXITING		TOTAL
WEEKDAY DAILY				50%		50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		28	2	24	111			
MINIMUM RATE	LOW RATES SUSPECT	9.14		133		133		266
AVERAGE RATE		34.80		507		507		1,014
MAXIMUM RATE	HIGH RATES SUSPECT	100.75		1,469		1,468		2,937
STANDARD DEVIATION		9.79						
EQUATION: T = 38.42 * (X) - 87.62		R ² = 0.77		516		516		1,032
LARGEST OF AVERAGE OR EQUATION				516		516		1,032
AM PEAK HOUR ADJACENT STREET				78%		22%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		44	2	32	112			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.85		20		5		25
AVERAGE RATE		2.78		63		18		81
MAXIMUM RATE	HIGH RATES SUSPECT	14.30		325		92		417
STANDARD DEVIATION		1.28						
EQUATION: LN(T) = 0.89 * LN(X) + 1.31		R ² = 0.62		59		16		75
LARGEST OF AVERAGE OR EQUATION				63		18		81
AM PEAK HOUR GENERATOR				62%		38%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		36	2	27	168			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.21		22		13		35
AVERAGE RATE		3.53		64		39		103
MAXIMUM RATE	HIGH RATES SUSPECT	19.28		348		214		562
STANDARD DEVIATION		1.55						
EQUATION: T = 3.43 * (X) + 2.57		R ² = 0.90		64		39		103
LARGEST OF AVERAGE OR EQUATION				64		39		103
PM PEAK HOUR ADJACENT STREET				28%		72%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		65	2	28	112			
MINIMUM RATE	LOW RATES SUSPECT	0.25		2		5		7
AVERAGE RATE		3.46		28		73		101
MAXIMUM RATE	HIGH RATES SUSPECT	8.86		72		186		258
STANDARD DEVIATION		1.58						
EQUATION: T = 3.39 * (X) + 2.02		R ² = 0.73		28		73		101
LARGEST OF AVERAGE OR EQUATION				28		73		101
PM PEAK HOUR GENERATOR				39%		61%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		42	2	26	168			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.49		17		26		43
AVERAGE RATE		4.10		47		73		120
MAXIMUM RATE	HIGH RATES SUSPECT	15.55		177		276		453
STANDARD DEVIATION		1.44						
EQUATION: T = 4.27 * (X) - 4.63		R ² = 0.91		47		73		120
LARGEST OF AVERAGE OR EQUATION				47		73		120

Checked by: PEB 7/12/2021



PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		MEDICAL-DENTAL OFFICE BUILDING - 720						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		29.15						
					ENTERING	EXITING	SUM	
SATURDAY DAILY					50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	18	41	111			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.10			16	16	32	
AVERAGE RATE		8.57			125	125	250	
MAXIMUM RATE	HIGH RATES ACCEPTABLE	21.93			320	319	639	
STANDARD DEVIATION		9.07						
EQUATION: NOT PROVIDED		NA			NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION					125	125	250	
PEAK HOUR GENERATOR					57%	43%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	18	28	43			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.33			22	17	39	
AVERAGE RATE		3.10			51	39	90	
MAXIMUM RATE	HIGH RATES ACCEPTABLE	4.02			67	50	117	
STANDARD DEVIATION		1.20						
EQUATION: T = 4.94 * (X) - 50.78		R ² = 0.78			53	40	93	
LARGEST OF AVERAGE OR EQUATION					53	40	93	
SUNDAY DAILY					50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	18	44	111			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.39			6	5	11	
AVERAGE RATE		1.42			21	20	41	
MAXIMUM RATE	HIGH RATES SUSPECT	5.11			75	74	149	
STANDARD DEVIATION		1.44						
EQUATION: NOT PROVIDED		NA			NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION					21	20	41	
PEAK HOUR GENERATOR					52%	48%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	24	31	43			
MINIMUM RATE	LOW RATES ACCEPTABLE	0.12			2	1	3	
AVERAGE RATE		0.32			5	4	9	
MAXIMUM RATE	HIGH RATES ACCEPTABLE	0.63			9	9	18	
STANDARD DEVIATION		0.23						
EQUATION: NOT PROVIDED		NA			NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION					5	4	9	

Checked by: PEB 7/12/2021




PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE									
PARCEL		ENTIRE									
ITE LAND USE CATEGORY AND CODE		HEALTH / FITNESS CLUB - 492									
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET									
SIZE		29.15									
				ENTERING		EXITING		TOTAL			
WEEKDAY DAILY				NA		NA					
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA						
MINIMUM RATE				NA		NA		NA			
AVERAGE RATE				NA		NA		NA			
MAXIMUM RATE				NA		NA		NA			
STANDARD DEVIATION				NA							
EQUATION: NOT PROVIDED				NA		NA		NA			
LARGEST OF AVERAGE OR EQUATION				NA		NA		NA			
AM PEAK HOUR ADJACENT STREET				51%		49%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE		6	30	44	49						
MINIMUM RATE		LOW RATES ACCEPTABLE		0.30		5		4		9	
AVERAGE RATE				1.31		19		19		38	
MAXIMUM RATE		HIGH RATES ACCEPTABLE		2.00		30		28		58	
STANDARD DEVIATION				0.64							
EQUATION: NOT PROVIDED				NA		NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION						19		19		38	
AM PEAK HOUR GENERATOR				46%		54%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE		4	29	42	49						
MINIMUM RATE		LOW RATES ACCEPTABLE		0.30		4		5		9	
AVERAGE RATE				1.40		19		22		41	
MAXIMUM RATE		HIGH RATES ACCEPTABLE		2.00		27		31		58	
STANDARD DEVIATION				0.78							
EQUATION: NOT PROVIDED				NA		NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION						19		22		41	
PM PEAK HOUR ADJACENT STREET				57%		43%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE		8	5	37	65						
MINIMUM RATE		LOW RATES ACCEPTABLE		1.48		25		18		43	
AVERAGE RATE				3.45		58		43		101	
MAXIMUM RATE		HIGH RATES SUSPECT		8.37		139		105		244	
STANDARD DEVIATION				1.57							
EQUATION: LN (T) = 0.67 * LN(X) + 2.44				R ² = 0.67		63		47		110	
LARGEST OF AVERAGE OR EQUATION						63		47		110	
PM PEAK HOUR GENERATOR				52%		48%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	29	40	49						
MINIMUM RATE		LOW RATES ACCEPTABLE		3.08		47		43		90	
AVERAGE RATE				3.92		59		55		114	
MAXIMUM RATE		HIGH RATES ACCEPTABLE		4.30		65		60		125	
STANDARD DEVIATION				0.59							
EQUATION: NOT PROVIDED				NA		NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION						59		55		114	

Checked by: PEB 8/19/2020

SUMMIT
LAND MANAGEMENT

PROJECT	8705 EAST MCDOWELL ROAD, SCOTTSDALE									
PARCEL	ENTIRE									
ITE LAND USE CATEGORY AND CODE	HEALTH / FITNESS CLUB - 492									
INDEPENDENT VARIABLE	THOUSAND SQUARE FEET									
SIZE	29.15									
					ENTERING	EXITING	SUM			
SATURDAY DAILY					NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE	NA				NA	NA	NA			
AVERAGE RATE	NA				NA	NA	NA			
MAXIMUM RATE	NA				NA	NA	NA			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
LARGEST OF AVERAGE OR EQUATION					NA	NA	NA			
PEAK HOUR GENERATOR					49%	51%				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	3	5	16	30						
MINIMUM RATE	LOW RATES ACCEPTABLE				2.87	41	43	84		
AVERAGE RATE					3.19	46	47	93		
MAXIMUM RATE	HIGH RATES ACCEPTABLE				4.03	57	60	117		
STANDARD DEVIATION					0.63					
EQUATION: NOT PROVIDED					NA	NA	NA	NA		
LARGEST OF AVERAGE OR EQUATION					46	47	93			
SUNDAY DAILY					NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE	NA				NA	NA	NA			
AVERAGE RATE	NA				NA	NA	NA			
MAXIMUM RATE	NA				NA	NA	NA			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
LARGEST OF AVERAGE OR EQUATION					NA	NA	NA			
PEAK HOUR GENERATOR					NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE	NA				NA	NA	NA			
AVERAGE RATE	NA				NA	NA	NA			
MAXIMUM RATE	NA				NA	NA	NA			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
EQUATION: LN(T) = 0.86 * LN(X) + 4.87					NA	NA	NA			

Checked by: PEB 8/19/2020

SUMMIT
LAND MANAGEMENT


PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE							
PARCEL		ENTIRE							
ITE LAND USE CATEGORY AND CODE		ATHLETIC CLUB - 493							
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET							
SIZE		29.15							
				ENTERING		EXITING		TOTAL	
WEEKDAY DAILY				NA		NA			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA				
MINIMUM RATE				NA		NA		NA	
AVERAGE RATE				NA		NA		NA	
MAXIMUM RATE				NA		NA		NA	
STANDARD DEVIATION				NA					
EQUATION: NOT PROVIDED				NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				NA		NA		NA	
AM PEAK HOUR ADJACENT STREET				61%		39%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	30	40	50				
MINIMUM RATE				2.77		49		32	
AVERAGE RATE				3.16		56		36	
MAXIMUM RATE				3.40		60		39	
STANDARD DEVIATION				NA					
EQUATION: NOT PROVIDED				NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				56		36		92	
AM PEAK HOUR GENERATOR				58%		42%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	50	50	50				
MINIMUM RATE				3.40		57		42	
AVERAGE RATE				3.40		57		42	
MAXIMUM RATE				3.40		57		42	
STANDARD DEVIATION				NA					
EQUATION: NOT PROVIDED				NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				57		42		99	
PM PEAK HOUR ADJACENT STREET				62%		38%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		3	5	33	65				
MINIMUM RATE		LOW RATES ACCEPTABLE		4.83		87		54	
AVERAGE RATE				6.29		113		70	
MAXIMUM RATE		HIGH RATES ACCEPTABLE		8.30		150		92	
STANDARD DEVIATION				1.47					
EQUATION: NOT PROVIDED				NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				113		70		183	
PM PEAK HOUR GENERATOR				63%		37%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		1	50	50	50				
MINIMUM RATE				6.36		117		68	
AVERAGE RATE				6.36		117		68	
MAXIMUM RATE				6.36		117		68	
STANDARD DEVIATION				NA					
EQUATION: NOT PROVIDED				NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				117		68		185	

Checked by: PEB 8/19/2020



PROJECT	8705 EAST MCDOWELL ROAD, SCOTTSDALE									
PARCEL	ENTIRE									
ITE LAND USE CATEGORY AND CODE	ATHLETIC CLUB - 493									
INDEPENDENT VARIABLE	THOUSAND SQUARE FEET									
SIZE	29.15									
					ENTERING	EXITING	SUM			
SATURDAY DAILY					NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE	NA				NA	NA	NA			
AVERAGE RATE	NA				NA	NA	NA			
MAXIMUM RATE	NA				NA	NA	NA			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
LARGEST OF AVERAGE OR EQUATION					NA	NA	NA			
PEAK HOUR GENERATOR					49%	51%				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1	20	20	20						
MINIMUM RATE	8.60				123	128	251			
AVERAGE RATE	8.60				123	128	251			
MAXIMUM RATE	8.60				123	128	251			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
LARGEST OF AVERAGE OR EQUATION					123	128	251			
SUNDAY DAILY					NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE	NA				NA	NA	NA			
AVERAGE RATE	NA				NA	NA	NA			
MAXIMUM RATE	NA				NA	NA	NA			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
LARGEST OF AVERAGE OR EQUATION					NA	NA	NA			
PEAK HOUR GENERATOR					NA	NA				
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA						
MINIMUM RATE	NA				NA	NA	NA			
AVERAGE RATE	NA				NA	NA	NA			
MAXIMUM RATE	NA				NA	NA	NA			
STANDARD DEVIATION	NA									
EQUATION: NOT PROVIDED	NA				NA	NA	NA			
EQUATION: LN(T) = 0.86 * LN(X) + 4.87					NA	NA	NA			

Checked by: PEB 8/19/2020

SUMMIT
LAND MANAGEMENT

PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE							
PARCEL		ENTIRE							
ITE LAND USE CATEGORY AND CODE		CHURCH - 560							
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET							
SIZE		29.15							
				ENTERING		EXITING		TOTAL	
WEEKDAY DAILY				50%		50%			
NUMBER OF STUDIES and AVERAGE SIZE		7	13	21	49				
MINIMUM RATE	LOW RATES ACCEPTABLE	3.01			44	44	88		
AVERAGE RATE		6.95			102	101	203		
MAXIMUM RATE	HIGH RATES SUSPECT	13.14			192	191	383		
STANDARD DEVIATION		2.98							
EQUATION: T = 6.14 * X + 17.09		R ² = 0.67			98	98	196		
LARGEST OF AVERAGE OR EQUATION					102	101	203		
AM PEAK HOUR ADJACENT STREET				60%		40%			
NUMBER OF STUDIES and AVERAGE SIZE		8	13	34	126				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.08			1	1	2		
AVERAGE RATE		0.33			6	4	10		
MAXIMUM RATE	HIGH RATES SUSPECT	0.94			16	11	27		
STANDARD DEVIATION		0.24							
EQUATION: T = 0.36 * X - 0.74		R ² = 0.79			6	4	10		
LARGEST OF AVERAGE OR EQUATION					6	4	10		
AM PEAK HOUR GENERATOR				54%		46%			
NUMBER OF STUDIES and AVERAGE SIZE		9	10	32	126				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.22			3	3	6		
AVERAGE RATE		0.65			10	9	19		
MAXIMUM RATE	HIGH RATES SUSPECT	2.57			41	34	75		
STANDARD DEVIATION		0.58							
EQUATION: NOT PROVIDED		NA			NA	NA	NA		
LARGEST OF AVERAGE OR EQUATION					10	9	19		
PM PEAK HOUR ADJACENT STREET				45%		55%			
NUMBER OF STUDIES and AVERAGE SIZE		13	8	32	126				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.14			2	2	4		
AVERAGE RATE		0.49			6	8	14		
MAXIMUM RATE	HIGH RATES SUSPECT	2.10			27	34	61		
STANDARD DEVIATION		0.40							
EQUATION: T = 0.37 * X + 3.90		R ² = 0.65			7	8	15		
LARGEST OF AVERAGE OR EQUATION					7	8	15		
PM PEAK HOUR GENERATOR				62%		38%			
NUMBER OF STUDIES and AVERAGE SIZE		9	13	33	127				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.28			5	3	8		
AVERAGE RATE		0.80			14	9	23		
MAXIMUM RATE	HIGH RATES SUSPECT	2.21			40	24	64		
STANDARD DEVIATION		0.55							
EQUATION: T = 0.26 * (X) + 17.81		R ² = 0.56			16	9	25		
LARGEST OF AVERAGE OR EQUATION					16	9	25		

Checked by: PEB 8/21/2020



PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE							
PARCEL		ENTIRE							
ITE LAND USE CATEGORY AND CODE		CHURCH - 560							
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET							
SIZE		29.15							
				ENTERING		EXITING		SUM	
SATURDAY DAILY				50%		50%			
NUMBER OF STUDIES and AVERAGE SIZE		6	14	23	49				
MINIMUM RATE	LOW RATES ACCEPTABLE	2.35		35		34		69	
AVERAGE RATE		5.99		88		87		175	
MAXIMUM RATE	HIGH RATES SUSPECT	18.21		266		265		531	
STANDARD DEVIATION		5.56							
EQUATION: NOT PROVIDED		NA		NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				88		87		175	
PEAK HOUR GENERATOR				59%		41%			
NUMBER OF STUDIES and AVERAGE SIZE		7	14	23	49				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.40		7		5		12	
AVERAGE RATE		2.78		48		33		81	
MAXIMUM RATE	HIGH RATES ACCEPTABLE	8.65		149		103		252	
STANDARD DEVIATION		3.10							
EQUATION: NOT PROVIDED		NA		NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				48		33		81	
SUNDAY DAILY				50%		50%			
NUMBER OF STUDIES and AVERAGE SIZE		6	14	23	49				
MINIMUM RATE	LOW RATES ACCEPTABLE	12.51		183		182		365	
AVERAGE RATE		27.63		403		402		805	
MAXIMUM RATE	HIGH RATES SUSPECT	77.86		1,135		1,135		2,270	
STANDARD DEVIATION		19.39							
EQUATION: NOT PROVIDED		NA		NA		NA		NA	
LARGEST OF AVERAGE OR EQUATION				403		402		805	
PEAK HOUR GENERATOR				48%		52%			
NUMBER OF STUDIES and AVERAGE SIZE		18	5	35	121				
MINIMUM RATE	LOW RATES SUSPECT	2.05		29		31		60	
AVERAGE RATE		9.99		140		151		291	
MAXIMUM RATE	HIGH RATES SUSPECT	51.31		718		778		1,496	
STANDARD DEVIATION		0.58							
EQUATION: T = 8.18 * (X) + 63.81		R ² = 0.58		145		157		302	
LARGEST OF AVERAGE OR EQUATION				145		157		302	

Checked by: PEB 8/21/2020




PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE						
PARCEL		ENTIRE						
ITE LAND USE CATEGORY AND CODE		SUPERMARKET - 850						
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET						
SIZE		29.15						
						ENTERING	EXITING	TOTAL
WEEKDAY DAILY						50%	50%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		5	11	34	55			
MINIMUM RATE	LOW RATES ACCEPTABLE	68.67				1,001	1,001	2,002
AVERAGE RATE		106.78				1,557	1,556	3,113
MAXIMUM RATE	HIGH RATES ACCEPTABLE	170.24				2,481	2,481	4,962
STANDARD DEVIATION		37.56						
EQUATION: T = 70.89 * (X) + 1212.64		R ² = 0.70				1,640	1,639	3,279
LARGEST OF AVERAGE OR EQUATION						1,640	1,639	3,279
AM PEAK HOUR ADJACENT STREET						60%	40%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		14	11	40	69			
MINIMUM RATE	LOW RATES ACCEPTABLE	1.17				20	14	34
AVERAGE RATE		3.82				67	44	111
MAXIMUM RATE	HIGH RATES SUSPECT	9.35				164	109	273
STANDARD DEVIATION		1.89						
EQUATION: NOT PROVIDED		NA				NA	NA	NA
LARGEST OF AVERAGE OR EQUATION						67	44	111
AM PEAK HOUR GENERATOR						52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		15	11	45	137			
MINIMUM RATE	LOW RATES ACCEPTABLE	2.28				34	32	66
AVERAGE RATE		6.67				101	93	194
MAXIMUM RATE	HIGH RATES SUSPECT	12.68				192	178	370
STANDARD DEVIATION		2.98						
EQUATION: T = 5.49 * (X) + 52.83		R ² = 0.59				111	102	213
LARGEST OF AVERAGE OR EQUATION						111	102	213
PM PEAK HOUR ADJACENT STREET						51%	49%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		73	11	55	144			
MINIMUM RATE	LOW RATES ACCEPTABLE	3.53				53	50	103
AVERAGE RATE		9.24				137	132	269
MAXIMUM RATE	HIGH RATES SUSPECT	20.30				302	290	592
STANDARD DEVIATION		3.69						
EQUATION: LN (T) = 0.75 * LN(X) + 3.21		R ² = 0.57				154	147	301
LARGEST OF AVERAGE OR EQUATION						154	147	301
PM PEAK HOUR GENERATOR						52%	48%	
STUDIES and LOW, AVERAGE, AND HIGH SIZE		13	11	51	137			
MINIMUM RATE	LOW RATES ACCEPTABLE	4.55				69	64	133
AVERAGE RATE		7.60				115	107	222
MAXIMUM RATE	HIGH RATES SUSPECT	18.63				282	261	543
STANDARD DEVIATION		3.98						
EQUATION: T = 4.12 * (X) + 178.83		R ² = 0.59				155	144	299
LARGEST OF AVERAGE OR EQUATION						155	144	299

Checked by: PEB 8/24/2020



PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE							
PARCEL		ENTIRE							
ITE LAND USE CATEGORY AND CODE		SUPERMARKET - 850							
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET							
SIZE		29.15							
						ENTERING	EXITING	SUM	
SATURDAY DAILY						50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	23	27	32				
MINIMUM RATE		168.41				2,455	2,454	4,909	
AVERAGE RATE		177.62				2,589	2,589	5,178	
MAXIMUM RATE		190.51				2,777	2,776	5,553	
STANDARD DEVIATION		NA							
EQUATION: NOT PROVIDED		NA				NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION						2,589	2,589	5,178	
PEAK HOUR GENERATOR						51%	49%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		43	10	62	144				
MINIMUM RATE	LOW RATES ACCEPTABLE	5.59				83	80	163	
AVERAGE RATE		10.34				154	147	301	
MAXIMUM RATE	HIGH RATES SUSPECT	22.61				336	323	659	
STANDARD DEVIATION		3.80							
EQUATION: LN (T) = 0.69 * LN(X) + 3.61		R ² = 0.66				193	186	379	
LARGEST OF AVERAGE OR EQUATION						193	186	379	
SUNDAY DAILY						NA	NA		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		NA	NA	NA	NA				
MINIMUM RATE		NA				NA	NA	NA	
AVERAGE RATE		NA				NA	NA	NA	
MAXIMUM RATE		NA				NA	NA	NA	
STANDARD DEVIATION		NA							
EQUATION: NOT PROVIDED		NA				NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION						NA	NA	NA	
PEAK HOUR GENERATOR						50%	50%		
STUDIES and LOW, AVERAGE, AND HIGH SIZE		2	23	27	32				
MINIMUM RATE		150.59				2,195	2,195	4,390	
AVERAGE RATE		166.47				2,427	2,426	4,853	
MAXIMUM RATE		177.81				2,592	2,591	5,183	
STANDARD DEVIATION		NA							
EQUATION: NOT PROVIDED		NA				NA	NA	NA	
LARGEST OF AVERAGE OR EQUATION						2,427	2,426	4,853	

Checked by: PEB 8/24/2020



PROJECT		8705 EAST MCDOWELL ROAD, SCOTTSDALE							
PARCEL		ENTIRE							
ITE LAND USE CATEGORY AND CODE		AUTOMOBILE SALES (NEW) - 840							
INDEPENDENT VARIABLE		THOUSAND SQUARE FEET							
SIZE		29.15							
				ENTERING		EXITING		TOTAL	
WEEKDAY DAILY				50%		50%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		18	15	36	77				
MINIMUM RATE	LOW RATES ACCEPTABLE	14.98			219	218	437		
AVERAGE RATE		27.84			406	406	812		
MAXIMUM RATE	HIGH RATES ACCEPTABLE	41.78			609	609	1,218		
STANDARD DEVIATION		7.01							
EQUATION: T = 28.65 * X - 29.45		R ² = 0.80			403	403	806		
LARGEST OF AVERAGE OR EQUATION					406	406	812		
AM PEAK HOUR ADJACENT STREET				73%		27%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		34	9	31	80				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.59			12	5	17		
AVERAGE RATE		1.87			40	15	55		
MAXIMUM RATE	HIGH RATES SUSPECT	6.17			131	49	180		
STANDARD DEVIATION		0.95							
EQUATION: NOT PROVIDED		NA			NA	NA	NA		
LARGEST OF AVERAGE OR EQUATION					40	15	55		
AM PEAK HOUR GENERATOR				54%		46%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		40	9	32	80				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.59			9	8	17		
AVERAGE RATE		2.15			34	29	63		
MAXIMUM RATE	HIGH RATES SUSPECT	4.13			65	55	120		
STANDARD DEVIATION		0.81							
EQUATION: T = 28.65 * X - 29.45		R ² = 0.65			435	371	806		
LARGEST OF AVERAGE OR EQUATION					435	371	806		
PM PEAK HOUR ADJACENT STREET				40%		60%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		49	10	34	87				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.94			11	16	27		
AVERAGE RATE		2.43			28	43	71		
MAXIMUM RATE	HIGH RATES SUSPECT	5.81			68	101	169		
STANDARD DEVIATION		0.99							
EQUATION: T = 1.80 * X + 21.60		R ² = 0.57			30	44	74		
LARGEST OF AVERAGE OR EQUATION					30	44	74		
PM PEAK HOUR GENERATOR				46%		54%			
STUDIES and LOW, AVERAGE, AND HIGH SIZE		39	9	33	80				
MINIMUM RATE	LOW RATES ACCEPTABLE	0.89			12	14	26		
AVERAGE RATE		2.65			35	42	77		
MAXIMUM RATE	HIGH RATES SUSPECT	5.64			75	89	164		
STANDARD DEVIATION		1.01							
EQUATION: T = 2.20 * (X) + 14.79		R ² = 0.61			36	43	79		
LARGEST OF AVERAGE OR EQUATION					36	43	79		

Checked by: PEB 1/26/2020

SUMMIT
LAND MANAGEMENT

PROJECT	8705 EAST MCDOWELL ROAD, SCOTTSDALE										
PARCEL	ENTIRE										
ITE LAND USE CATEGORY AND CODE	AUTOMOBILE SALES (NEW) - 840										
INDEPENDENT VARIABLE	THOUSAND SQUARE FEET										
SIZE	29.15										
					ENTERING	EXITING	SUM				
SATURDAY DAILY					50%	50%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1	33	33	33							
MINIMUM RATE	52.24				762	761	1,523				
AVERAGE RATE	52.24				762	761	1,523				
MAXIMUM RATE	52.24				762	761	1,523				
STANDARD DEVIATION	NA										
EQUATION: NOT PROVIDED	NA				NA	NA	NA				
LARGEST OF AVERAGE OR EQUATION					762	761	1,523				
PEAK HOUR GENERATOR					50%	50%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE	4	16	21	33							
MINIMUM RATE	LOW RATES ACCEPTABLE				1.41	21	20	41			
AVERAGE RATE					4.02	59	58	117			
MAXIMUM RATE	HIGH RATES ACCEPTABLE				5.64	82	82	164			
STANDARD DEVIATION	1.92										
EQUATION: T = 8.56 * (X) - 95.19	R ² = 0.92				77	77	154				
LARGEST OF AVERAGE OR EQUATION					77	77	154				
SUNDAY DAILY					50%	50%					
STUDIES and LOW, AVERAGE, AND HIGH SIZE	1	33	33	33							
MINIMUM RATE	21.73				317	316	633				
AVERAGE RATE	21.73				317	316	633				
MAXIMUM RATE	21.73				317	316	633				
STANDARD DEVIATION	NA										
EQUATION: NOT PROVIDED	NA				NA	NA	NA				
LARGEST OF AVERAGE OR EQUATION					317	316	633				
PEAK HOUR GENERATOR					NA	NA					
STUDIES and LOW, AVERAGE, AND HIGH SIZE	NA	NA	NA	NA							
MINIMUM RATE	NA				NA	NA	NA				
AVERAGE RATE	NA				NA	NA	NA				
MAXIMUM RATE	NA				NA	NA	NA				
STANDARD DEVIATION	NA										
EQUATION: NOT PROVIDED	NA				NA	NA	NA				
LARGEST OF AVERAGE OR EQUATION					NA	NA	NA				

Checked by: PEB 1/26/2020

